

# COMMERCIAL LAND FOR SALE

## 11.3 Acres

### \$2,205,000 (\$4.49/sf)

### 1000 S Morgan, Broussard, LA



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# **PROPERTY INFORMATION**

**1000 S Morgan Avenue  
Broussard, LA 70518**

- **11.3 acres of High Visibility Acreage**
- **\$2,205,000 (\$4.49/sf)**
- **300' of frontage on S Morgan Avenue**
- **Adjacent to 10 acres that fronts Ambassador Caffery.**
- **Traffic count on Ambassador Caffery is over 30,000 vehicles per day.**
- **CA Zoning - Ambassador Caffery**
- **Flood Zone X**



# AERIAL PHOTOS



Contact:  
Paul Arceneaux  
(337) 322-8300





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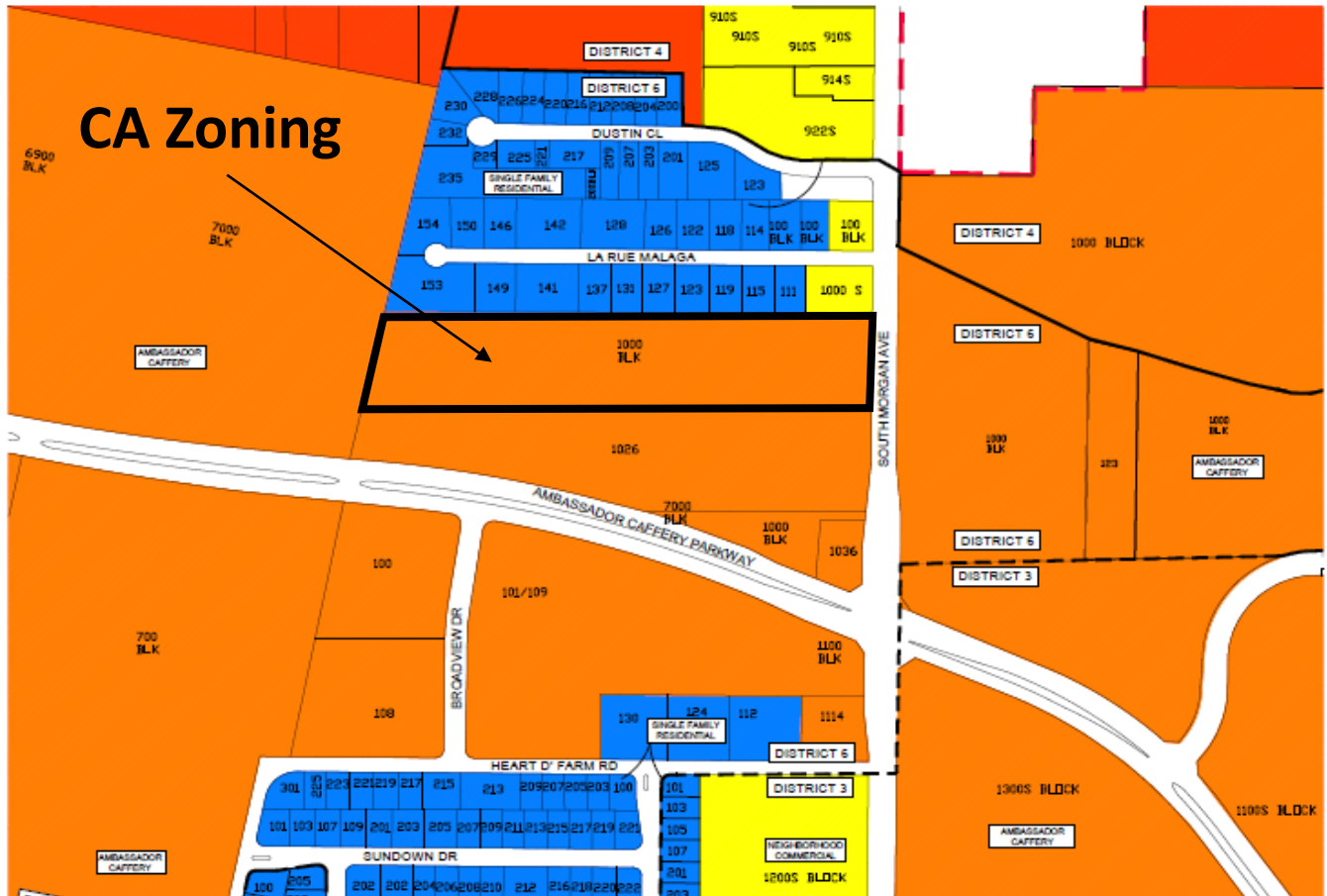
# LOCATION MAP



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**1000 S Morgan Ave, Broussard, LA**



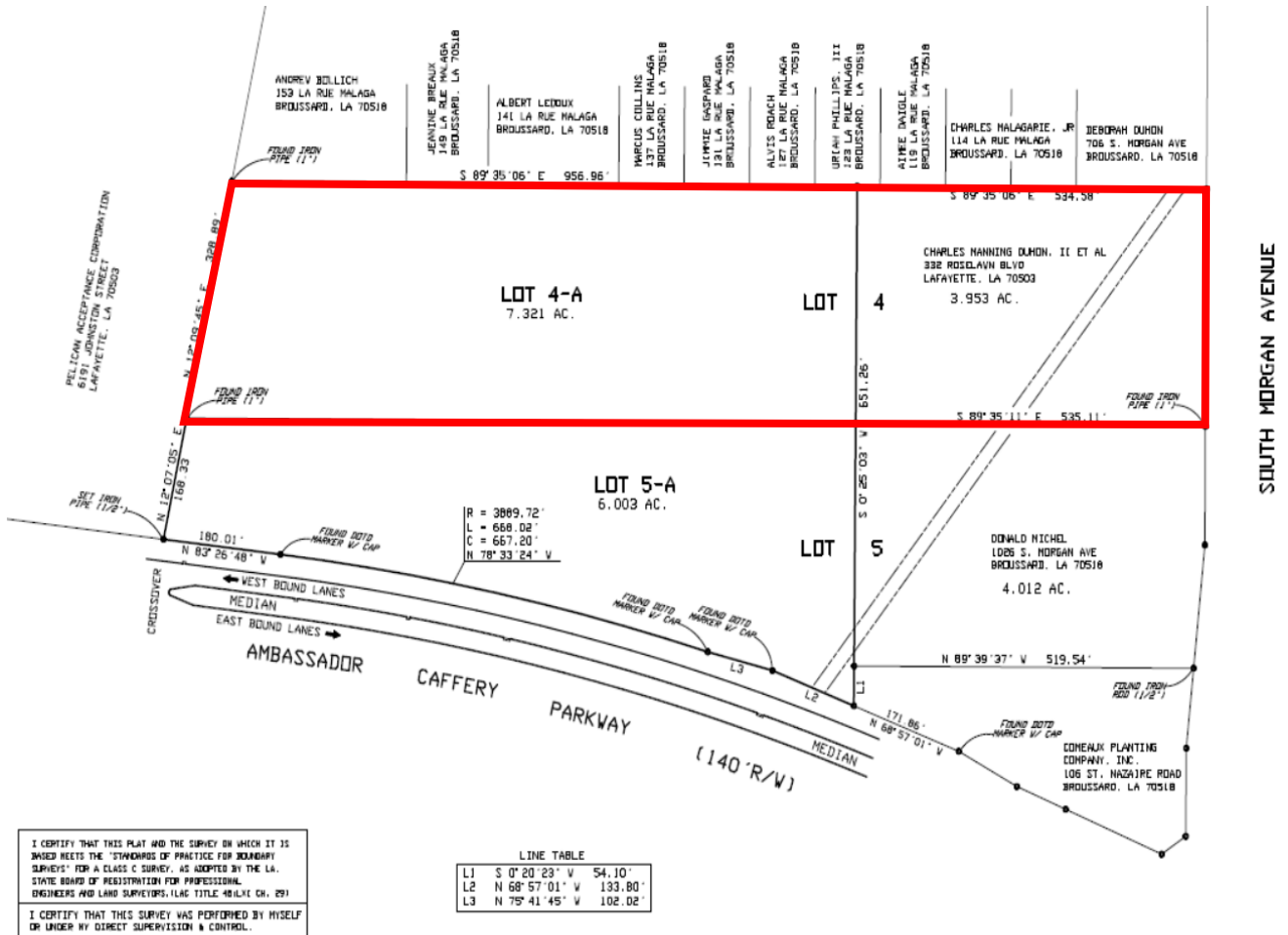
**Ambassador Caffery (CA Zoning):** The CA zoning district applies to areas located along Ambassador Caffery Parkway from Highway 90 to Highway 89 as those area are located within the City of Broussard.

The CA Zoning district is intended to stabilize, maintain, and enhance moderate commercial character of the Ambassador Caffery Parkway as an attractive mix of large retail, office, service, and other business uses.

# SURVEY PLAT

## 1000 S Morgan Avenue

## Broussard, LA 70518



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# FLOOD MAP

1000 S Morgan Ave, Broussard, LA

## Flood Zone X

**Pt. 1 (30.1342, -91.9687)**

**Community:** Broussard

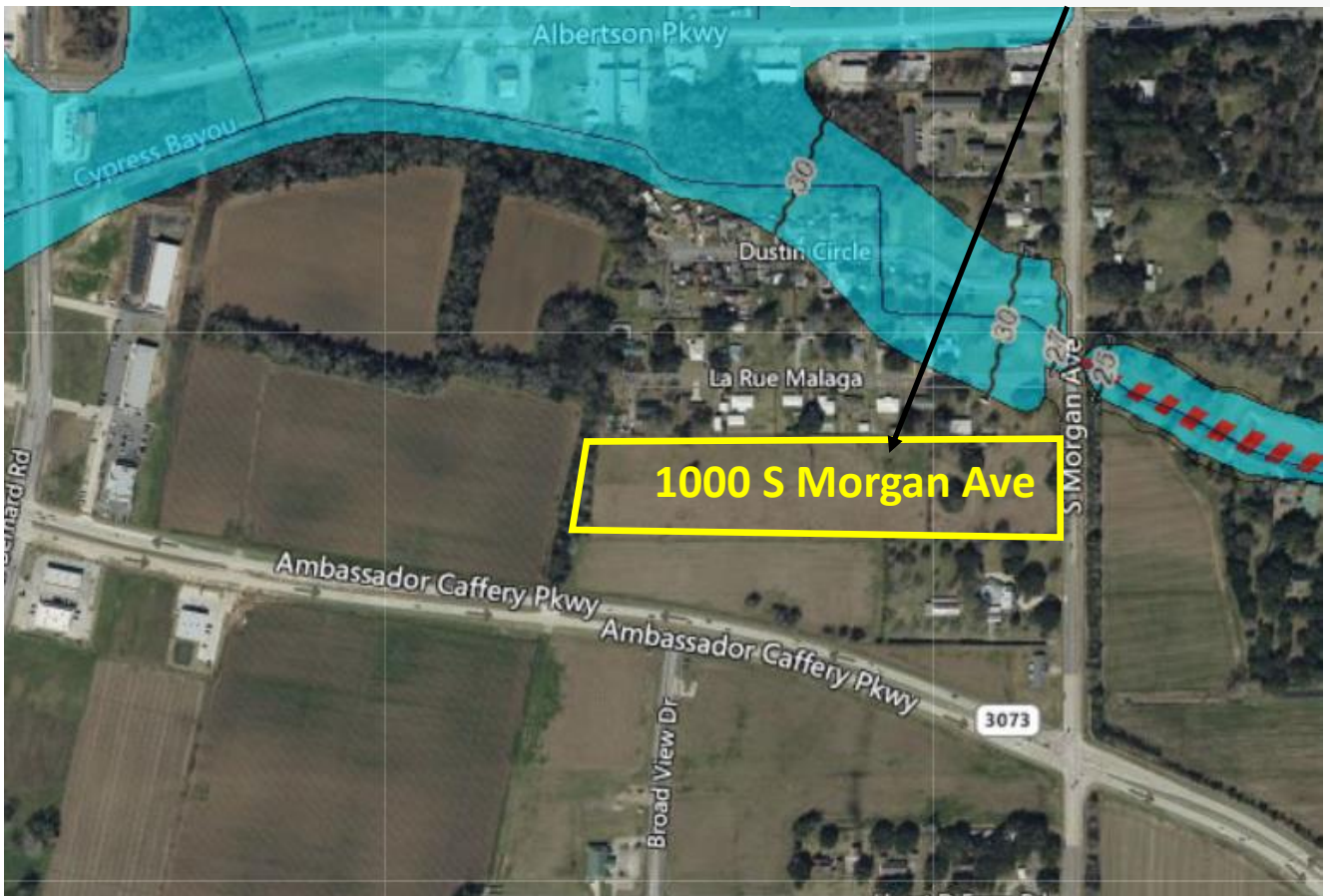
**Effective FIRM (Effective: 12/21/2018)**

**Flood Zone:** X-AREA OF MINIMAL FLOOD  
HAZARD

**FIRM Panel ID:** 22055C0200J

**FIRM Panel Date:** 12/21/2018

**Ground Elevation<sup>1</sup>:** USGS Service Not  
Responding



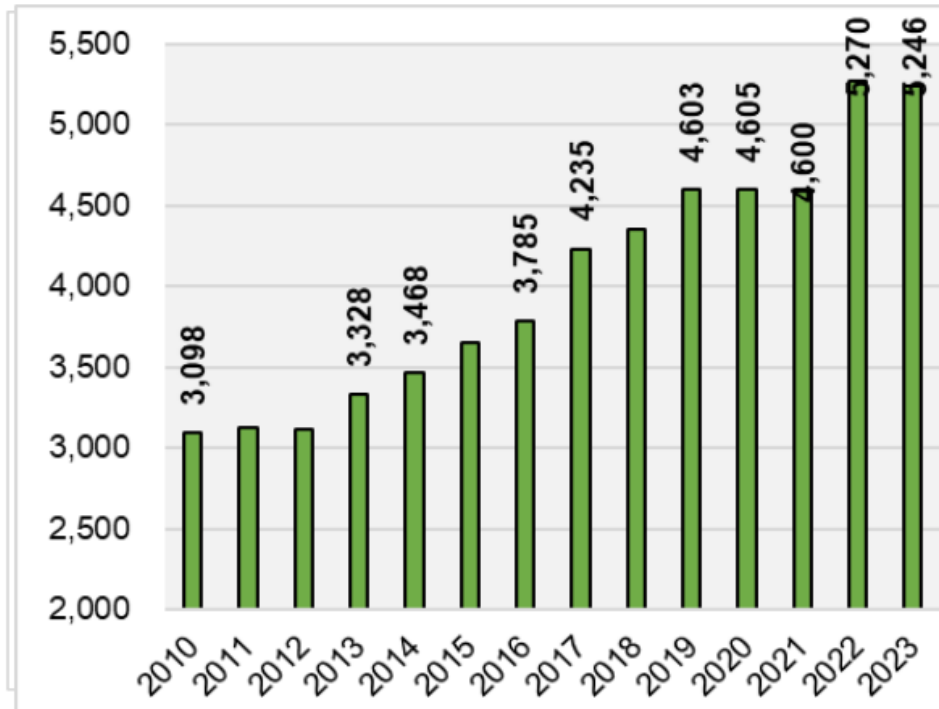
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# BROUSSARD, LOUISIANA

## Total Households



## Median Household Income

